

35 Years

SIERRA
CONSTRUCTION COMPANY, INC.
GENERAL CONTRACTOR

COMPANY BULLETIN
2020-2021



Founded in 1986, Sierra Construction is a Woodinville based general contractor and construction management company. We specialize in industrial, multi-family, commercial and tenant improvement construction, with particularly strong performance in concrete and creativity in sitework approaches. Sierra is able to provide services all over the Pacific Northwest, with the majority of our development and construction teams located at our main office in Woodinville, WA, and regional offices in Tacoma, WA and Portland, OR.

VALUES

Integrity, quality and innovation are the characteristics that distinguish Sierra Construction as an industry leader. Our goal is to provide every customer with a high level of service that will not be found with any other general contractor. We consistently bring superior value to every project - whether constructing a 2,000,000 square foot distribution center for a national client or a 25,000 square foot retail store for a family owned company.

TALENT

We believe in hiring talented people for their long-term potential, giving them the responsibility and authority to be effective leaders and team players. Having the full support of the company, our employees consistently produce top quality work that exceeds client objectives and promotes future construction opportunities. We provide our clients with reliable and timely information throughout the construction process, therefore ensuring informed decisions which ultimately enhance the quality of the final product. The direction we provide is based on a thorough knowledge of the industry and each project's specific needs.

SELF-PERFORMED CONCRETE

Sierra is unmatched in our ability to self-perform concrete and tilt-up construction. We employ, train and support full-time concrete crews who have successfully built millions of square feet of product over the years.

OPEN SHOP

We have been an open shop (non-union) contractor since opening our doors in 1986. Being an open shop, allows us to maintain a direct relationship with our employees in the field. The majority of our core labor crew has worked for us for over eight years. We are not signatory to collective bargaining agreements for any trades. We do, however, enjoy successful and ongoing working relationships with a wide range of union and non-union subcontractors and continue to develop new relationships as opportunities present themselves.

SAFETY

Sierra Construction is committed to an injury free environment. An injury free environment is the shared corporate and individual belief that safety is a value, not compromised by cost or schedule. True jobsite safety depends both on a team and each individual's efforts to eliminate accidents as all incidents are preventable. Our goal is to elevate safety awareness daily to achieve a higher state of awareness. Workers choose to be responsible and accountable for their own safety and the safety of their co-workers. Safeguards and procedures promoting safe work practices, a thorough understanding of policies and procedures, and a concerted effort by all are required to create and maintain a safe work environment.

HISTORY IN NUMBERS

Projects completed 1986 - 2021



35,600,000 square feet
INDUSTRIAL/WAREHOUSE



4,700,000 square feet
BIG BOX RETAIL



2,800 units
MULTI-FAMILY



600,000 square feet
CIVIC/PUBLIC WORKS

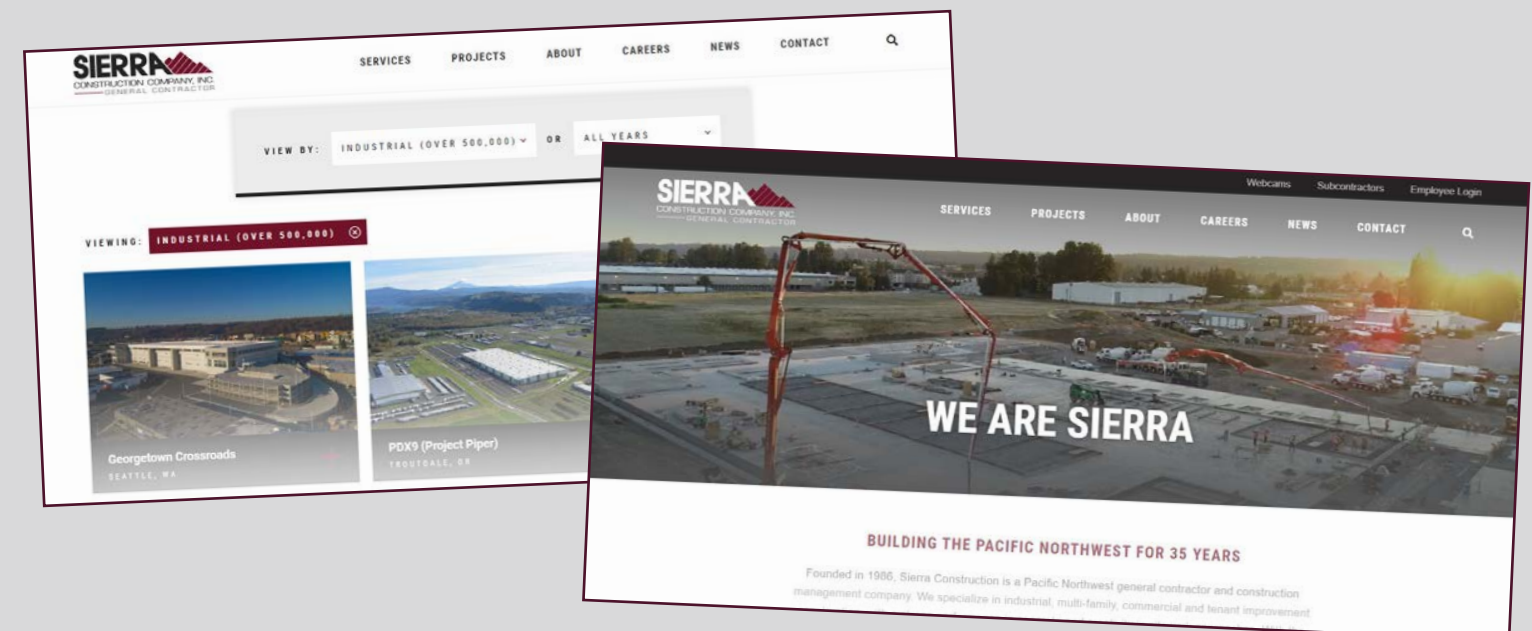


2,060,000 square feet
MIXED USE



2,550,000 square feet
FLEX/OFFICE

VISIT OUR NEW WEBSITE
www.sierraind.com



OUR TEAM



ROGER COLLINS
CEO



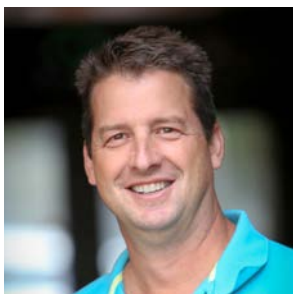
RICK BASNAW
PRESIDENT



NANCY ADLER
HR & ADMINISTRATIVE
SERVICES DIRECTOR



CHRIS KEVIL
GENERAL SUPERINTENDENT
& SAFETY DIRECTOR



CHRIS FUSETTI
SENIOR PROJECT
MANAGER



JOHN BARNES
SENIOR PROJECT
MANAGER



ANDY BLEY
SENIOR PROJECT
MANAGER



KIRK MACGOWAN
SENIOR PROJECT
MANAGER



GUY BLANCHARD
SENIOR PROJECT
MANAGER



BRYAN PLOETZ
SENIOR PROJECT
MANAGER



KRISTINE WALZ
SENIOR PROJECT
MANAGER



KORY KNUDSON
SENIOR PROJECT
MANAGER

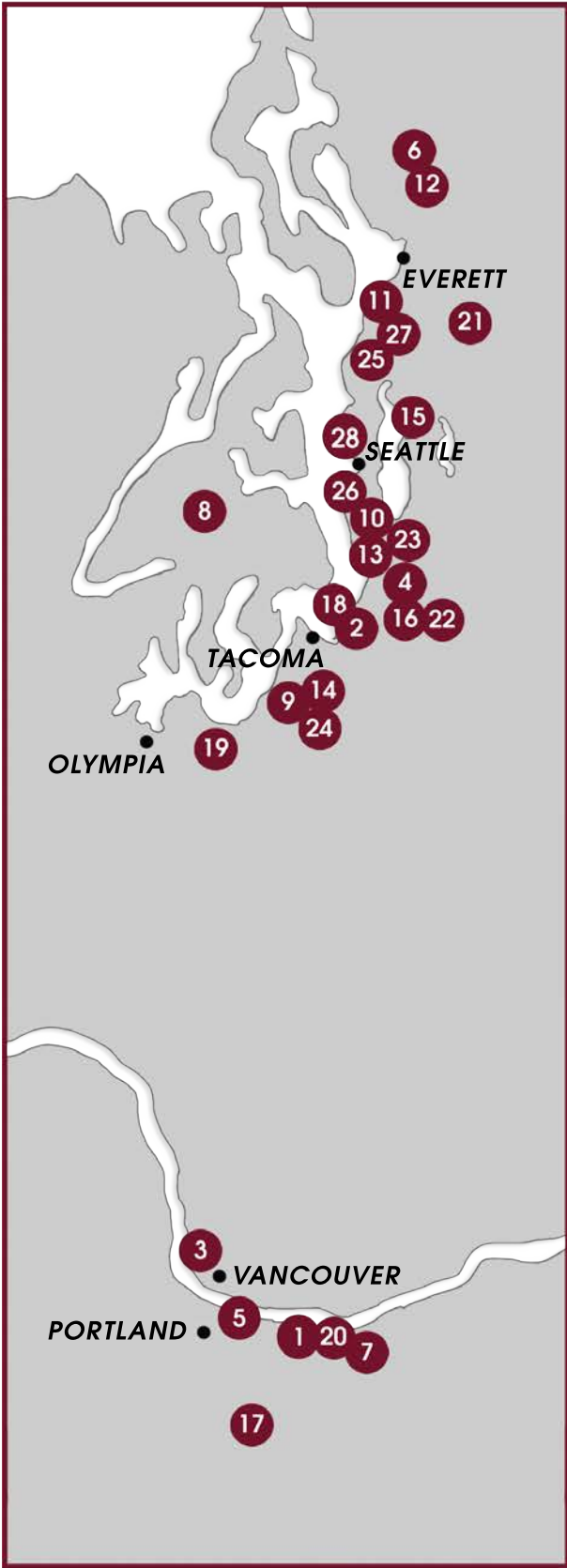


JARROD COOPER
SERVICE & WARRANTY
MANAGER

OUR PEOPLE Sierra has over 200 full-time people including office and field employees. Our administration and support staff are located at our main office in Woodinville. We believe in hiring talented people for their long-term potential, giving them the responsibility and authority to be an effective team player. We look for trustworthy individuals who keep their word, are responsible to their commitments, roll with the punches, adapt to change, and respond to opportunities and challenges.

Our work environment has become our home away from home and our co-workers are like family; in fact, our Senior Project Managers have an average tenure of 20 years, and our Superintendents average tenure is over 15 years. We are dedicated to preserving our company's family feel as we continue to grow and prosper. Whether working at job sites all over the Northwest, or in one of our offices, our intent is that we continue to operate as a close-knit team of hard working people.

RECENTLY COMPLETED PROJECTS



- 1 AGC HEAT (TOWNSEND BUSINESS PARK).....FAIRVIEW, OR
- 2 ARTICLE TI.....TACOMA, WA
- 3 BIG RIVER LOGISTICS.....VANCOUVER, WA
- 4 BRIDGE POINT AUBURN 200.....AUBURN, WA
- 5 BRIDGE POINT I5.....PORTLAND, OR
- 6 CASTING OPERATIONS.....ARLINGTON, WA
- 7 DPD7 (I-84 LOGISTICENTER).....FAIRVIEW, OR
- 8 DSE8.....BREMERTON, WA
- 9 DSW5 TI.....LAKEWOOD, WA
- 10 DWA2 (DERMODY OXBOW).....TUKWILA, WA
- 11 DWS5 TI.....EVERETT, WA
- 12 EPOCH INDUSTRIAL.....ARLINGTON, WA
- 13 HWA2 / BF18 TI.....SEATAC, WA
- 14 IPT LAKEWOOD LOGISTICS II / DSW5 TI.....LAKEWOOD, WA
- 15 LAKEVIEW OFFICE.....KIRKLAND, WA
- 16 NW ACCESSORIES TI.....SUMNER, WA
- 17 PNW FREEZER TI.....MILWAUKIE, OR
- 18 PORTSIDE 55 EAST.....TACOMA, WA
- 19 PREGIS TI.....LACEY, WA
- 20 PROJECT SILVER TI.....TROUTDALE, OR
- 21 RIVERS EDGE.....MONROE, WA
- 22 SEAPORT LOGISTICS CENTER, BUILDING 2.....SUMNER, WA
- 23 SWA2 TI.....RENTON, WA
- 24 TACOMA GATEWAY II.....PARKLAND, WA
- 25 TERRACE STATION BUILDING 1.....MOUNTLAKE TERRACE, WA
- 26 TERRENO NORTH TI.....SEATTLE, WA
- 27 THE HOME DEPOT.....LYNNWOOD, WA
- 28 WWBC 4TH FLOOR TI.....SEATTLE, WA

RECENTLY COMPLETED PROJECTS *continued*



LAKEVIEW OFFICE (FRONT COVER)

Kirkland, WA

MT BAKER HOLDINGS LLC ARCHITECT: **LMN**

- 46,000 square foot, two-story office building
- Design allows for multiple tenants
- Built with renewable and environmentally friendly construction methods
- Mass timber construction featuring Dowel Laminated Timber utilizing PNW Douglas Fir
- Tenant amenities include lockers, showers and bike storage

TEAM: John Barnes, Alex Leighton, Diane Yoo, Bob Carrasco & Lisa Diebler

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BRIDGE POINT I5

Portland, OR

BRIDGE INDUSTRIAL ARCHITECT: **MACKENZIE**

- Two concrete tilt-up distribution centers; Building A is 239,500 square feet, Building B is 437,500 square feet
- Tenant configurations as small as 20,000 square feet
- Clear heights range 30' – 36'
- 37 acre former landfill site
- Extensive sitework including load transfer platforms and methane mitigation system

TEAM: Kristine Walz, Kayla McCurley, Dan Windon, Lance Scacco & Carrie Bodnar

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TERRACE STATION, BUILDING 1 (BACK COVER)

Mountlake Terrace, WA

LAKE UNION PARTNERS ARCHITECT: **VEER**

- Seven-story 470,000 square foot mixed-use building with two levels of underground parking
- 258 residential units
- 58,000 square feet of commercial space on the ground floor
- 14,000 square feet of indoor amenity space as well as outdoor courtyard amenity space
- Sitework phase also included the development of Van Ry Boulevard

TEAM: Kory Knudson, Matt Enany, Luke Lambert, Andrew Shaffer, Stephen Carey & Lisa Diebler

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EPOCH INDUSTRIAL

Arlington, WA

EPOCH HOLDINGS LLC ARCHITECT: **THE RONHOVDE ARCHITECTS**

- 53,100 square foot concrete tilt-up build-to-suit warehouse
- 2,500 square foot office build-out
- 30' clear height
- 11 dock-high doors, 6 drive-in grade doors and 75 parking spaces
- 3 acre site

TEAM: John Barnes, Rob Overton, Wayde Turner & May Jensen

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SEAPORT LOGISTICS, BUILDING 2

Sumner, WA

TARRAGON ARCHITECT: **NELSON**

- 268,070 square foot speculative concrete tilt-up distribution center
- 36' clear height
- 11 dock-high doors, 6 drive-in grade doors and 75 parking spaces
- 173 parking spaces and 54 trailer stalls
- 9.3 acre site

TEAM: Bryan Ploetz, Andrew Repass, Jesus Mendoza, Dan Reed & Carrie Bodnar

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THE HOME DEPOT

Lynnwood, WA

HOME DEPOT USA INC ARCHITECT: **WD PARTNERS**

- 108,779 square foot concrete tilt-up, CMU and brick formliner retail store with a 25,200 garden center
- 4 dock-high doors and 4 drive-in grade doors
- 2,000 aggregate piers under the building
- 158,000 cubic foot underground cast-in-place concrete storm vault
- 327 parking spaces

TEAM: Kirk MacGowan, Evan Heeringa, Ryan Morgan, John Dahlman & May Jensen

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DSE8

Bremerton, WA

ALM BREMERTON LLC ARCHITECT: **WARE MALCOMB**

- 118,515 square foot concrete tilt-up, build-to-suit distribution center
- 12,100 square foot office build-out
- 36' clear height
- 58,295 square foot exterior van loading canopy
- Pervious pavement and rough-in of 250 vehicle charging stations
- 11 dock-high doors and 6 high-speed overhead doors
- 30 acre site with infiltration gallery

TEAM: Andy Bley, Nolan Vella, Donny Gee, Ron St Jean & Katelyn McNeely

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BIG RIVER LOGISTICS

Vancouver, WA

PANATTONI ARCHITECT: **NELSON**

- 192,000 square foot concrete tilt-up speculative distribution center
- 32' clear height
- 28 dock-high and 2 at-grade doors
- Over 200 parking spaces and trailer stalls
- 10 acre site

TEAM: John Barnes, Scott Burns, Hans Howard, Allan Vigue & Carrie Bodnar

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RECENTLY COMPLETED PROJECTS *continued*



DWA2 (DERMODY OXBOW)

Tukwila, WA

DERMODY PROPERTIES **ARCHITECT: NELSON**

- 202,464 square foot build-to-suit distribution center
- 12,000 office build-out
- 35' clear height
- 120,000 square feet of exterior van loading canopy
- 15 dock-high doors and 16 drive-in grade doors
- Over 21 acres of parking with 382 electric van charging stalls
- 4,100 linear feet of shoreline restoration/enhancement

TEAM: Chris Fusetti, Ryan Hogan, Alex Newton, Steve Neisinger & Katelyn McNeely

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BRIDGE POINT AUBURN 200

Auburn, WA

BRIDGE INDUSTRIAL **ARCHITECT: NELSON**

- 203,127 square foot concrete tilt-up speculative distribution center
- 8,127 square foot office
- 32' clear height
- 33 dock-high and 3 drive-in grade doors
- 114 parking stalls
- 280' and 250' concrete truck courts
- 11.47 acre site

TEAM: Kirk MacGowan, Alex Stephens, Mitch Kranson & Lisa Diebler

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RIVERS EDGE

Monroe, WA

TAP DEVELOPMENT **ARCHITECT: SH ARCHITECTURE**

- Four, three-story apartment buildings
- 166 one, two and three bedroom units
- Designed to be energy efficient
- Amenities include community room, fitness facility, community garden and playground
- 7 acre site was previously home to an auto-wrecking yard, and development of the site included cleanup of contaminated soil

TEAM: Kory Knudson, Sam McVey, Louis Paul, Scott Mathis & Katelyn McNeely

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CASTING OPERATIONS

Arlington, WA

CASTING OPERATIONS LLC **ARCHITECT: NELSON**

- 78,880 square foot concrete tilt-up, design-build warehouse
- 5,500 square foot office build-out
- 47,200 square foot of build-out manufacturing area
- 16' deep cast-in-place pit to accommodate specialty manufacturing equipment
- 2 dock-high doors and 3 drive-in grade doors
- 5.9 acre site

TEAM: Bryan Ploetz, Matt Frause, Kris Milarii & Katelyn McNeely

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AGC HEAT (TOWNSEND BUSINESS PARK)

Fairview, OR

DERMODY PROPERTIES **ARCHITECT: MACKENZIE**

- 64,000 square foot concrete tilt-up, build-to-suit manufacturing and warehouse facility
- 5,959 square foot office space
- 30' clear height
- Four, 5-ton interior bridge cranes
- 3.8 acre site

TEAM: Guy Blanchard, Philip LaRouche, Derek Wittig, Allan Vigue, Katelyn McNeely & Jessica Dowrey

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IPT LAKEWOOD LOGISTICS II / DSW5 TI

Lakewood, WA

BLACK CREEK GROUP **ARCHITECT: NELSON**

- 470,587 square foot speculative warehouse
- 10,000 square foot office build-out
- 36' clear height
- 39 dock-high doors and 4 drive-in grade doors
- 26 acre site

TEAM: Andy Bley, Jeff Walker, Ben Wade, Keith Liebhauser & Lisa Diebler

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TACOMA GATEWAY II

Parkland, WA

PANATTONI **ARCHITECT: NELSON**

- 273,816 square foot concrete tilt-up speculative warehouse
- 36' clear height
- 60 dock-high doors
- 158 parking spaces and 231 trailer stalls
- 16.6 acre site

TEAM: Bryan Ploetz, Sam Evans, Luke McMillan, Dan Reed & Lisa Diebler

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DPD7 (I-84 LOGISTICENTER)

Vancouver, WA

DERMODY PROPERTIES **ARCHITECT: MACKENZIE**

- 165,000 square foot build-to-suit, concrete tilt-up distribution center
- 8,000 square foot office
- 32' clear height
- Van sort facility, with interior van loading and package handling
- 14.35 acre site

TEAM: Kristine Walz, Philip LaRouche, Derek Wittig, Matthew Fletcher & Carrie Bodnar

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INDUSTRIAL

Over 500,000 square feet



GEORGETOWN CROSSROADS
Project Size: 589,000 square feet
2019 | Seattle, WA



PROJECT PIPER PDX9
Project Size: 2,500,000 square feet
2018 | Troutdale, OR



IPT TACOMA LOGISTICS CENTER
Project Size: 280,525 - 828,620 square feet
2018 | Tacoma, WA



PROLOGIS PARK TACOMA, BLDG B
Project Size: 770,195 square feet
2018 | Tacoma, WA



NORTHWEST LOGISTICS CENTER, BLDG 2
Project Size: 628,640 square feet
2019 | DuPont, WA



HOGUM BAY LOGISTICS CENTER
Project Size: 144,000 - 811,000 square feet
2019 | Lacey, WA



STRYKER BUSINESS CENTER
Project Size: 120,600 - 2,300,000 square feet
2015 | Kent, WA

INDUSTRIAL

200,000 - 500,000 square feet



THE CUBES AT TROUTDALE
Project Size: 349,080 square feet
2019 | Troutdale, OR



IPT LAKEWOOD LOGISTICS CENTER I
Project Size: 205,030 square feet
2020 | Lakewood, WA



GLACIER PEAK BUSINESS PARK
Project Size: 204,948 square feet
2019 | Everett, WA



DERMODY LOGISTICENTER I5
Project Size: 210,700 square feet
2017 | Lakewood, WA



DES MOINES CREEK BUSINESS PARK
Project Size: 145,154 - 352,191 square feet
2018 | Des Moines, WA



SEAPORT LOGISTICS CENTER BLDG A
Project Size: 333,180 square feet
2016 | Sumner, WA



PROLOGIS PARK TACOMA, BLDG D
Project Size: 316,000 square feet
2018 | Tacoma, WA

INDUSTRIAL

Under 200,000 square feet



FIRST GLACIER LOGISTICS

Project Size: 66,000 square feet
2019 | Sumner, WA



SEAWAY WEST

Project Size: 64,000 - 122,000 square feet
2018 | Everett, WA



PORTLAND PORTAL, PHASE 2

Project Size: 47,000 - 203,000 square feet
2019 | Portland, OR



TRADESMEN ELECTRIC

Project Size: 20,000 square feet
2017 | Battle Ground, WA



SUMNER RIDGE

Project Size: 110,000 - 113,500 square feet
2020 | Sumner, WA



RIDGEFIELD COMMERCE CENTER

Project Size: 117,000 square feet
2020 | Ridgefield, WA



NEUMEIER ENGINEERING (TILT 348)

Project Size: 82,000 square feet
2019 | Federal Way, WA

MULTI-FAMILY



BLACKBIRD APARTMENTS
Project Size: 154 units
2020 | Redmond, WA



EDITION APARTMENTS
Project Size: 135 units
2018 | Bothell, WA



LINDEN FLATS
Project Size: 170 units
2018 | Seattle, WA



CLUB AT THE PARK
Project Size: 206 units
2019 | Vancouver, WA



NINE | PINE
Project Size: 74 units
2015 | Seattle, WA



STADIUM APARTMENTS
Project Size: 172 units
2018 | Tacoma, WA



VILLAGE AT BEARDSLEE CROSSING
Project Size: 304 units
2015 | Bothell, WA

FLEX & OFFICE



BLUE ORIGIN RESEARCH & DEVELOPMENT
Project Size: 222,650 square feet
2019 | Kent, WA



WEST WOODLAND BUSINESS CENTER
Project Size: 72,820 square feet
2018 | Seattle, WA



COLUMBIA TECH CENTER 651
Project Size: 54,822 square feet
2011 | Vancouver, WA



COLUMBIA TECH CENTER 648
Project Size: 13,250 square feet
2014 | Vancouver, WA



REDMOND RIDGE BUSINESS PARK
Project Size: 40,625 - 130,000 square feet
2008-2019 | Redmond, WA



ONE MAIN
Project Size: 89,000 square feet
2010 | Auburn, WA



SIERRA HEADQUARTERS
Project Size: 13,250 square feet
2019 | Woodinville, WA

RETAIL



PARKSIDE SHOPS

Project Size: 8,798 square feet
2016 | Vancouver, WA



THE HOME DEPOT

Project Size: 100,000 square feet
2008 | Snohomish, WA



WALGREENS

Project Size: 14,409 square feet
2013 | Edmonds, WA



WALMART

Project Size: 155,000 square feet
2013 | Tacoma, WA



BEL-KIRK OFFICE CENTER HUB

Project Size: 879 square feet
2015 | Bellevue, WA



LAKE SIDE AT CANYON PARK

Project Size: 39,000 - 50,474 square feet
2011 | Bothell, WA



NEW SEASONS GROCERY

Project Size: 29,277 square feet
2015 | Portland, OR

DEALERSHIPS



AUDI SEATTLE
Project Size: 122,680 square feet
2015 | Seattle, WA



TITUS WILL FORD
Project Size: 30,000 square feet
2015 | Tacoma, WA



CARMAX STORE NO 7250
Project Size: 19,277 square feet
2017 | Lynnwood, WA



LAKEWOOD FORD EXPANSION
Project Size: 1,350 square feet
2017 | Lakewood, WA



TITUS WILL TOYOTA
Project Size: 51,595 square feet
2015 | Tacoma, WA



PARKLAND CHEVROLET
Project Size: 30,000 square feet
2012 | Tacoma, WA



LAKEWOOD FORD
Project Size: 63,000 square feet
2007 | Lakewood, WA

CIVIC & PUBLIC WORKS



ATLANTIC CENTRAL BUS BASE EXPANSION

Project Size: 44,345 square feet
2015 | Seattle, WA



KENMORE LIBRARY

Project Size: 20,000 square feet
2011 | Kenmore, WA



SAMMAMISH LIBRARY

Project Size: 40,000 square feet
2009 | Sammamish, WA



NCTA MARINE TECHNOLOGY CENTER

Project Size: 18,189 square feet
2009 | Anacortes, WA



MUKILTEO CITY HALL

Project Size: 17,772 square feet
2008 | Mukilteo, WA



NSSD TRANSPORTATION CENTER

Project Size: 43,942 square feet
2009 | Bothell, WA



PORTLAND FIRE AND RESCUE #31

Project Size: 7,000 square feet
2011 | Portland, OR

SPECIAL PROJECTS



EMERALD DOWNS, TURF CLUB TI

Project Size: 26,000 square feet
2017 | Auburn, WA



PROLOGIS TI

Project Size: 8,000 square feet
2019 | Seattle, WA



401 LUND ROAD RENOVATIONS

Project Size: 68,600 square feet
2015 | Auburn, WA



INTERBAY SELF STORAGE

Project Size: 95,000 square feet
2018 | Seattle, WA



LA Z BOY EXTERIOR RENOVATION

Project Size: 2.4 acres
2017 | Issaquah, WA



MOD PIZZA TI

Project Size: 2,500 - 3,000 square feet
2012 | Multiple Locations, WA



I-84 SELF STORAGE

Project Size: 121,220 square feet
2017 | Portland, OR



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